

\$549,900 - 34 Rolling Hills Bay, Blackfalds

MLS® #A2233935

\$549,900

5 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.12 Acres

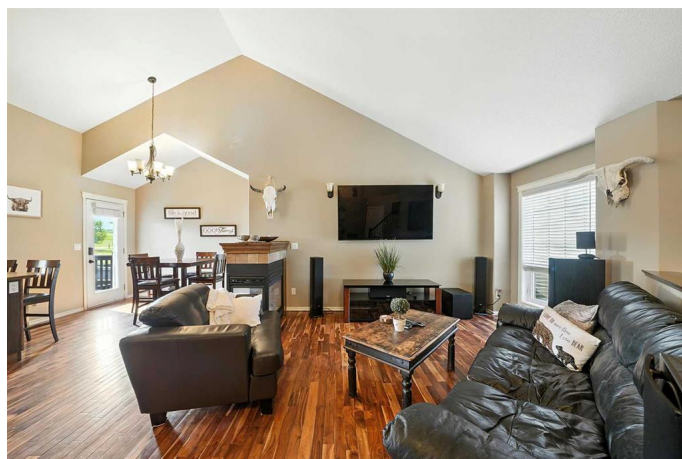
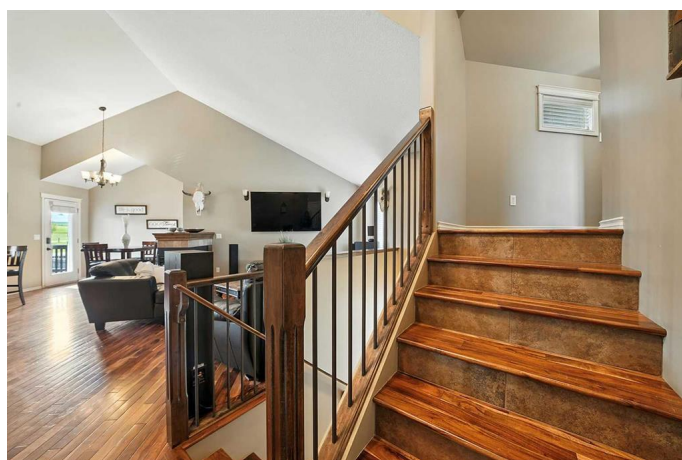
Rolling Hills, Blackfalds, Alberta

A Versatile Property in a Prime Location! This spacious and well-designed home offers comfort, functionality, and flexibility. Admire the quiet close as you drive up with front attached (heated) garage and additional parking in the back with back alley access! With 3 bedrooms upstairs and a 2-bedroom separate suite below, it's™ ideal for those seeking separate living spaces. Enjoy the outdoors on the two-tiered deck backing onto a peaceful park, providing added privacy and scenic views. The primary bedroom includes a walk-through closet and large ensuite with jacuzzi tub, offering a private, comfortable escape. Additional highlights include central A/C, shared laundry, New Roof in last 5 years, and in-floor heating in both the basement and garage for year-round convenience. Whether you're looking for multi-use space, or a great location near parks, the Abby Center, schools and all amenities—this home delivers.

Built in 2008

Essential Information

MLS® #	A2233935
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,548
Acres	0.12



Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	34 Rolling Hills Bay
Subdivision	Rolling Hills
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Parking Spaces	7
Parking	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Dining Room, See Through, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Playground
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025
Days on Market 15
Zoning R1-M

Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.